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**Mayor**

## **City of Paterson Zoning Board of Adjustment**

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Gary Paparozzi  
Board Planner

Mayra Torres-Arenas  
Board Secretary

## **AGENDA** **SPECIAL MEETING** **ZONING BOARD OF ADJUSTMENT**

**DATE: THURSDAY, OCTOBER 26, 2023**  
**TIME: 7:30 P.M. & 8:00 P.M.**  
**PLACE: COUNCIL CHAMBERS**  
**THIRD FLOOR OF CITY HALL**

THE FOLLOWING MATTER WILL BE HEARD:

- 1. ID# A2022-027 - 7:30P.M.**  
***Brothers Produce, LLC.***  
***18-24 Lake Avenue, B# 7111, L(S)# 5,6,7,8 & 9***

The applicant proposes a new multiple dwelling low rise building with a warehouse whereas this is prohibited in the zone. The applicant proposes a (4) four-story building to accommodate eighty-one (81) residential units and commercial building on the same side with ground floor parking. The applicant purposes eleven (11) one-bedroom and sixteen (16) two-bedroom apartments on the 2nd, 3rd and 4th floors. The applicant proposes a front yard setback on Knickerbocker Ave of 0'ft. The applicant proposes a front yard setback on Lake Avenue of 0'ft. The applicant proposes 202 parking spaces.

***Requires Site Plan Approval, Bulk Variances, Use Variance and "D" Variance***

***ADJOURNED FROM 08-10-23 & 09-14-23***

- 2. ID# 2022-041 - 8:00P.M.**  
***SWID One, LLC***  
***153 Spring Street, B# 6011, L(S)# 7***

The applicant proposes to build a new multiple dwelling building at an existing vacant lot whereas this is prohibited in the zone. The applicant proposes to construct a new (4) four-story structure to accommodate (10) ten-residential units. The applicant proposes (1) studio apartment on the 1<sup>st</sup> floor. The applicant proposes (1) studio apartment and (2) two-bedroom on the 2nd, 3rd and 4th floors with ground floor parking. The applicant proposes a lot area of 2,550 sf. whereas 10,000 sf. is required. The applicant proposes a front yard setback on Spring Street of 0'ft. whereas 100'ft. is required. The applicant proposes a front yard setback on 21st Avenue of 0'ft. whereas 100'ft. is required. The applicant proposes a building height 41'ft. whereas 40'ft. is permitted. The applicant proposes a floor area ratio of 3.1 whereas 2.0 is permitted. The applicant proposes lot coverage at 99.4% whereas 60% is permitted. The applicant proposes 4 onsite parking spaces as well an additional 4 off-site (143 Spring Street-Vacant Lot) parking spaces at an existing vacant lot. The applicant proposes 8 parking spaces whereas 18 spaces is required.

***Requires Site Plan Approval, Bulk Variance and Use Variance***

***-FIRST APPEARANCE***

Maps and documents in support of the above applications are available for public inspection by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:00 p.m., Monday-Friday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 ext. 2349 or via e-mail at [mtorres@patersonnj.gov](mailto:mtorres@patersonnj.gov) for an appointment.

**JOYED ROHIM, CHAIRMAN**  
**MAYRA TORRES-ARENAS, BOARD SECRETARY**